



Model Farm, Broad Lane, Cawood Common, YO8 3RA



Stephensons

S
Est. 1871

An unparalleled opportunity to acquire a characterful farmhouse set in 8.73 Acres with a range of brick built barns and agricultural building included.

Model Farm lies in arguably one of the finest parts of the YO8 postcode in an outstanding position, which lies betwixt Selby and York and has far reaching and unrestricted views over open countryside. The farmhouse, which is approached along an extensive private driveway sits comfortably within a rural landscape with the available land predominantly to the south and east.

The farmhouse requires a comprehensive programme of renovation works yet is sure to be of interest to those looking for a similar opportunity and developers alike. The scope and potential is undoubtedly there, either by way of extending into the adjoining barns and reconfiguring the internal arrangement, or re-developing the barns into a separate dwelling, subject to planning permission and building regulations approval. The property is served by a septic tank for wastewater disposal and does not have a central heating system.

The house itself delivers over 1,800 sq. ft. of living accommodation, which has been extended over time by the present owners. More recently, a ground floor bathroom has been created by converting part of the adjoining barn.

The ground floor arrangement is predominantly made up of a large kitchen living area and a well-proportioned family room. The kitchen area comprises a number of wall and base units with a Belfast sink with mixer tap over. Within the same room, there is adequate space for appropriate dining room furniture, along with an impressive brick built open fireplace. Located adjacent is a pantry, equipped with



shelving and a single storey lean to extension to the eastern elevation, historically occupied for storage and central heating boilers. The construction is a single skin brick with tiled slate lean-to roof with a single door the rear elevation.

To the opposing side of the property, there is a generously sized family room with a double glazed window to the front and open fireplace. A single doorway leads into the converted ground floor bathroom located adjacent.

Ascending to the first floor, a central landing gives access to three well proportioned double bedrooms, all with the benefit of a double glazed window. The internal accommodation is completed by an undeveloped bathroom, although a low flush wc and hand wash basin are in situ.

There is no doubt that this property offers a quite unique opportunity, set within 8.73 Acres of land with a range of outbuildings and one large agricultural building, being almost certain to be of interest to those looking with an equestrian and/or development interest. An early inspection is highly advisable. All viewings are strictly via appointment only.

Regular commuters will appreciate the connection links, the M62 providing links to Leeds, Hull, York and further afield. There are direct rail links with Leeds, York, London and Edinburgh from both Selby and South Milford station and Leeds/Bradford airport lies about 45 minutes drive away.

Cawood is a highly desirable area, situated approximately 3 miles north of Selby centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. There is a primary school in the village, and popular primary and secondary schools are close by with further well renowned schools locally, including Read Private School and St Peters in York.

The Land

The land is split into 4 lots, each with their own access. The land is classified as Grade 2 and falls within the Wigton Moor Soil series and is characterised as permeable fine and loamy soils variably affected by ground water, suitable for growing cereals and roots.

The land within lots 1,2 and 3 surround the farm but all have separate access routes. Lot 4 is separate from the farm.

Farm Buildings

To the rear of the farmhouse there is a timber framed foldyard, under an asbestos cement roof with concrete floor. Leading to, a single-story range of traditional buildings, built with a mix of concrete block and brick, under a slate and asbestos cement roof. Connected to both farmhouse and traditional buildings is a 2-storey brick barn under a slate roof.

To the north side is a brick building 2 story under a fibre cement roof. This is then attached to the office which has been converted from a former dairy.

To the south side of the yard there is a 18.3m x 18.3m former grain store, which is currently used to house machinery. Being steel portal framed with concrete block to 2 meters under an asbestos cement roof and with concrete floor and 2 sliding doors. The building benefits from both electric and water.

Drainage Rates

The property is liable for drainage rates, payable to the Selby Board.

What 3 Words Location Reference

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Land Schedule

Field no.	Acres	Hectares
House and Buildings	1.73	0.70
8686	5.75	2.32
8975	1.63	0.66
8270	3.81	1.54
3504	12.38	5.01
6090	7.73	3.13
7591	6.07	2.46
8147	4.57	1.85
TOTAL	43.64	17.67

Cropping History

Field No.	2025	2024	2023	2022
3504	Barley	Wheat	Potatoes	Wheat
6090	Potatoes	Spring Barley	Sugar Beet	Wheat
7591	Potatoes	Spring Barley	Sugar Beet	Wheat
8686	Potatoes	Spring Barley	Sugar Beet	Wheat
8975	Grassland	Grassland	Grassland	Grassland
8270	Oil Seed Rape	Wheat	Wheat	Potatoes
8147	Oil Seed Rape	Wheat	Wheat	Potatoes

Lot 1 – Edged Orange	9.11 ac	3.69 ha
Lot 2 – Edged Blue	3.81 ac	1.54 ha
Lot 3 – Edged Red	26.48 ac	10.60 ha
Lot 4 – Edged Green	4.57 ac	1.85 ha

Tenure: Freehold

Services/Utilities: Electricity and Water are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 22 (F)

Council Tax: North Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

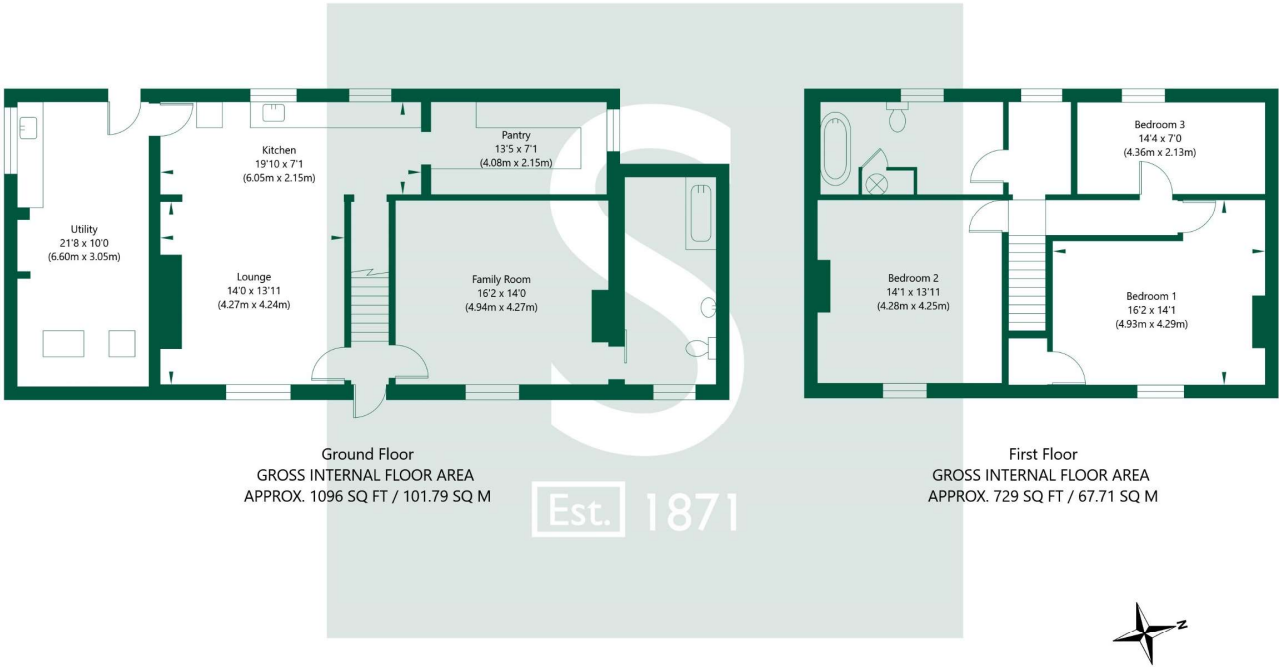
Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

**Download speeds vary by broadband providers so please check with them before purchasing.*





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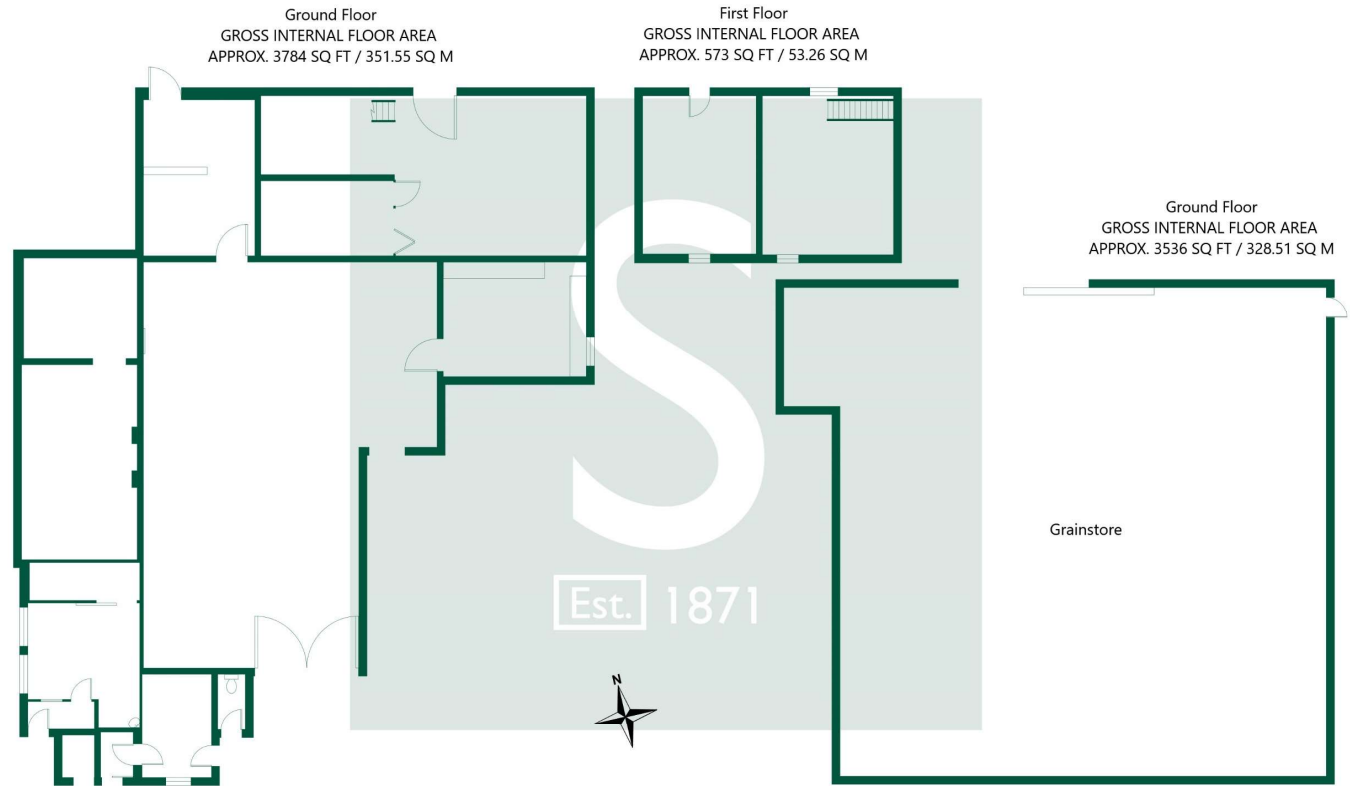


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1825 SQ FT / 169.5 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 7893 SQ FT / 733.32 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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